

**Date: 01/29/2025 2:30 PM**

**In re: Alberta L. Cherepko**

**Bankruptcy No. 23-22617-CMB**

**Chapter: 13**

**Doc. #71**

**Appearances: James Warmbrodt, Trustee  
Julie Steidl, Esq.**

**Nature of Proceeding: #71 Motion to Sell Real Estate Free and Clear of Liens**

**Additional Pleadings: #74 Addendum to Agreement of Sale; #75 CNO; #76 Second Addendum to Agreement of Sale**

- No higher or better offers.**
- Sale for \$170,000 is confirmed, and Buyer is a good faith purchaser with no connections to the Debtor.**
- Order to be submitted tomorrow, January 30, 2025, by Attorney Julie Steidl.**

FILED  
1/30/25 8:20 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPa

**Carlota Böhm  
U.S. Bankruptcy Judge**